001.0	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,002,000 /	1,002,000
USE VALUE:	1,002,000 /	1,002,000
ASSESSED:	1,002,000 /	1,002,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-13	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARCIA CARL A & VICTOR M/TRS
Owner 2:	GARCIA FAMILY TRUST
Owner 3:	
Street 1:	11 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GARCIA ANTONIO M -
Owner 2:	-
Street 1:	13 THORNDIKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,003 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 2693 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5003.000	540,800	5,100	456,100	1,002,000
Total Card	0.115	540,800	5,100	456,100	1,002,000
Total Parcel	0.115	540,800	5,100	456,100	1,002,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.14 | /Parcel: 372.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 73

GIS Ref

GIS Ref

Insp Date 08/25/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 001.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	541,000	5100	5,003.	456,100	1,002,200	1,002,200	Year End Roll	12/18/2019
2019	104	FV	403,000	5100	5,003.	484,600	892,700	892,700	Year End Roll	1/3/2019
2018	104	FV	403,000	5100	5,003.	353,500	761,600	761,600	Year End Roll	12/20/2017
2017	104	FV	377,800	5100	5,003.	307,800	690,700	690,700	Year End Roll	1/3/2017
2016	104	FV	377,800	5100	5,003.	262,200	645,100	645,100	Year End	1/4/2016
2015	104	FV	336,300	5100	5,003.	256,500	597,900	597,900	Year End Roll	12/11/2014
2014	104	FV	336,300	5100	5,003.	210,900	552,300	552,300	Year End Roll	12/16/2013
2013	104	FV	350,100	5100	5,003.	200,700	555,900	555,900		12/13/2012

!6!

PRINT

Date	Time
12/10/20	15:54:32

LAST REV

Date	Time
10/23/17	12:36:05

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARCIA ANTONIO	1349-105		1/31/2008	Family	1	No	No		
	1084-121		8/1/1991		1	No	No		F

USER DEFINED

Prior Id # 1:	73
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2007	788	Re-Roof	13,000			G9	GR FY09	
9/11/1996	455		2,500					REMODEL KITCHEN
3/30/1995	132	Manual	1,000					REPLACE STEPS

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Missed Appt.	163	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5003		Sq. Ft.	Site		0	80.	1.14	1									456,073						456,100	

Total AC/HA:	0.11485	Total SF/SM:	5003	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	456,073	Spl Credit		Total:	456,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08859646
Const Adj.:	0.98990101
Adj $ / SQ:	183.192
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	664433
Depreciation:	123585
Depreciated Total:	540849

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

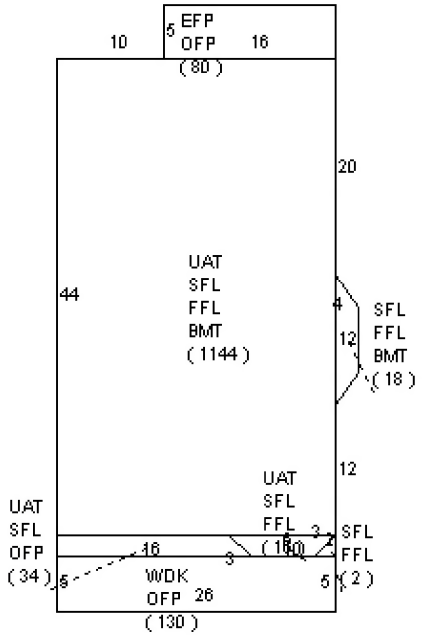
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
95	027.0-0002-0017.0		8/27/1998	320,000
94	001.0-0001-0005.0		12/22/1998	320,000
93	001.0-0001-0009.0		2/27/1998	278,000
91	048.0-0005-0001.0		10/2/1998	315,000
91	142.0-0003-0014.0		12/1/1998	372,500
91	047.0-0002-0011.0		6/15/1998	335,000

WtAv$/SQ:		AvRate:	92.5	Ind.Val	331477.1171

Juris. Factor:		Before Depr:	183.19
Special Features:	0	Val/Su Net:	125.50
Final Total:	540800	Val/Su SzAd	225.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,214	183.190	222,396
FFL	First Floor	1,180	183.190	216,167
BMT	Basement	1,162	54.960	63,861
UAT	Upper Attic	299	128.230	38,278
OFP	Open Porch	244	23.030	5,619
WDK	Deck	130	13.550	1,762
EFP	Enclos Porch	80	60.640	4,851

Net Sketched Area:	4,309			Total:	552,934
Size Ad	2394	Gross Are	5204	FinArea	2693

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100